Forest Ridge Association

Board of Trustees

Regular Meeting

April 21, 2025

Trustees Present: Scott Kreckman, Tabitha Bentz, Roberta Havholm, Jesse Morgan, Faith Richardson, Dave Jurcsin, Jake Bonitatibus

Trustees Absent: Frank Semmelmayer

Scott Kreckman called the meeting to order at 7: 01 PM

**Residents in Attendance: 2 attendees, 2 households**

**Announcements:** Scott Kreckman will be resigning from the Presidency and the Board as of the September meeting. He will remain on the Activities Committee.

**Police Report:** Dayton Police in attendance. Not much to report. One stolen car in the neighborhood that was quickly recovered, a small incident at the Jimmy Johns, and a broken car window at Tom Cloud Park. Scott made the police aware of vandalism at Little Jeep Park, but they did provide a few suggestions and asked for us to call in official reports as they can help them build a bigger picture.

**Minutes:** Semi-Annual meeting minutes edits needed: Dave Jurcisn needs added to attendees, and Towne Square to Communications.

Move to approve with edits

**7-0**

Move to approve minutes from March 17, 2025 meeting

**7-0**

**HOA Positions:** There is still one open Board position if anyone is interested.

**Treasurer:** Faith reported.

**Operating Funds Financial Report April 21, 2025**

Available Funds as of April 2025 **$ 452, 572.04**

**Reserve Funds Financial Report –April 2025**

Available Funds as of April 2025 **$ 172, 978.32**

**Uncollected Assessments and Fees as of February 2025 $ 134, 872.22**

**654 full and partial assessments are over 30 days delinquent, 58.24% of homes**

**Communications:** Roberta reported. Murmurs is currently out, and has added an Activities page to Recreation. She also updated the pool page with the new rules.

**Maintenance & Greens:** Jake reported. Mowing began already and has been going well-the new company is very responsive and has quickly taken care of any issues. New contractor has been hired and been giving weekly reports of completed jobs. We had a tree come down on someone’s fence, and another tree that fell. The removal of these 2 trees was $1, 200, and we are still awaiting the cost to replace the fence, but should be able to avoid an insurance claim.

Butch is currently in charge of the Community Garden, and has tilled it and prepared it. If 75% of the beds aren’t filled and cared for this year, we will take it out.

Jake asked that soccer be reminded to close gate at pool after practices and games to limit illegal dumping at our dumpster.

**Infrastructure**: Scott reported. Scott is still working on the Silver Oak signage. Riverside has received the waiver for the lighting, and the pool plaster is currently being addressed.

**Pool:** Jesse reported. The plaster company is currently in the process of pulling tile and addressing all potential issues and leaks. No updates at this point, but project is still on time. Jesse met with plumber today for bathroom leaks and replacements for some toilets and showerheads. The plumbers will complete this work on Wednesday, April 23rd. Pool camera is working, and Jesse has fixed the major issues on the software and is still fixing final issues. The first Saturday of May, some old furniture will be removed and replaced, and the new floor will be laid. Scott will need 3-4 volunteers. Jesse did ask Jake about potentially getting more gravel on the pool path to even things out.

**Activities:** Scott reported.

April 12th- Easter Egg Hunt-went really well, many attendees

May 24th- Memorial Day Food Truck Rally (6 confirmed food trucks) and Craft Show/Opening Weekend for Pool

June- Community Garage Sale

July 4th- 4th of July Party at the Pool

August 2nd- Raft Party

September 1st – Labor Day Party at the Pool

Oct 11th - Pumpkin Decorating and Halloween Party at the Sheds

Oct 25th Halloween Parade and Costume Contest

Nov 22nd- Turkey Trot

Dec TBD- Santa at the Gazebo

Dec 19th and 20th- Christmas Lights Judging

**Audit:** Scott Reported. Nothing to report right now as tax season just finished.

**Old Business:** Scott reported. Tennis court will need some additional resurfacing, still awaiting the scheduling for this. Trash bags need removed from new pool speaker system. Frank is working on a quote for the slides at Jeep Park. Scott found a company, Gametime, that provides lists of grants for playground equipment that we would be eligible for during future projects.

**New Business:** Scott reported. One thing he suggests for the Board to consider moving forward is moving about half the money from our current checking account into a money market account with JP Morgan Chase to help the reserve fund grow more quickly and allow for better financial stability to be able to pay for major projects on the horizon.

Board voted to approve this movement.

**7-0**

Jesse brought up that there are a few issues with overhead lights in the office at the pool that will need to be addressed.

Jesse also asked if there would be a way to a page to the website for all old Meeting Minutes. Roberta and Tabitha will look into establishing this in May. Scott will also re-forward the link to the Board Google Drive so Executive meeting minutes can be referenced by Board Members.

**Resident Questions and Comments:** Resident was very happy with how the mowing has gone, and asked if weeds would be sprayed? Scott answered that yes there will be spraying and those times will be posted online. There has also been major issues with motor vehicles in the green spaces.

Scott moved to adjourn the meeting, Jesse seconded

**7-0**

Meeting adjourned at 8:01 PM